



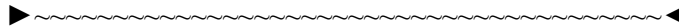
HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

June 5, 2014

Approved June 19, 2014

Notice is Hereby Given that the Herriman Planning Commission shall hold a Meeting in the chambers of the Herriman Community Center, located at **13011 South Pioneer Street (6000 West), Herriman, Utah.**

6:00 P.M. ~ Work Meeting (Open to the Public)



[7:05:33 PM](#) **7:00 P.M. ~ Regular Planning Commission Meeting**

Attendance

Planning Commission Members:

Robyn Shakespear
Clint Smith
Tony DiConza
Jeremy Burkinshaw
Wade Thompson

- **City Staff:** Bryn McCarty; Planning Supervisor
Cindy Quick; Deputy Recorder
Augusto Robles, City Engineer
- **Guests:** Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

Chair Hill welcomes those in attendance and thanks the City Council and Mayor for attending tonight.

1.1 [7:06:04 PM](#) Reverence / Thought: [Gail Williams](#)

1.2 [7:06:28 PM](#) Pledge of Allegiance: [Andy Flamm](#)

1.3 Roll call: Full Quorum, Adam Jacobson, Jessica Morton and Wayne Hill are absent.

1.4 [7:07:06 PM](#) Approval of electronic minutes for: **May 15, 2014.**

Commissioner Clint Smith **MOVES** to approve the minutes for May 15, 2014.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Vice Chair Shakespear asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

2.1 [7:07:30 PM](#) **24C14** – Bruce Hicken – 5489 Augustus Way – Amendment to the Rear Yard Setback for a Deck – Acres: .25 – Zone: R-1-21

Bryn orients the commission with a site map and explains that this lot is in Tuscany which is a PUD which allows some flexibility with the setbacks. She briefly explains Bruce's request and explains that the deck setback would be 14 feet.

Bruce Hicken (applicant) explains that the original builder didn't build these decks well and he'd like to make a good structure in his back yard and has been working with the engineer to make sure it's done properly and will make sure it's inspected properly.

[7:09:59 PM](#) Vice Chair asks for public comment.

[7:10:15 PM](#) Being none she closes the public comment portion.

Commissioner Clint Smith expresses appreciation to the applicant for his willingness to build this deck correctly and go through the proper process.

Commissioner Clint Smith **MOVES** to approve this item with staff requirements.

Commissioner Wade Thompson **SECONDED** the motion.

Vice Chair Shakespear asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.2 [7:12:24 PM](#) **09S14** – Jedsco, LLC – 7300 W Rose Canyon Road – Proposed

Development of 59 Single Family Lots – Acres: 32 – Zone: A-.25 – Units: 59 (*HEARING*)

Bryn explains that she will review the next two items (2.2 and 2.3) together. She orients the commission with plat map and site plan. She describes differences from previous proposals; changes to 7300 West and more open space. Original proposal was a straight subdivision and now it's being proposed as a PUD.

Troy Sanders with Think Architecture (applicant) the original subdivision proposal had over 111 units and was reduced to 67 and now again to 61. Significant amount of open space 70% more than what is normally required. The open space not being developed is under 30%. Feels they've addressed a lot of the issues previously brought up. The applicant is requesting that the open space impact fees be used to build trails that are needed. The applicant would like to look at fencing on a lot by lot basis.

Commissioner Smith expresses concerns with the amount grading required and asks the applicant to address issues with grading and have a dust control plan in place.

Dave Wilding with Wilding Engineering explains that a dust control plan is part of this proposed plan.

Commissioner Smith asks how much grading will need to take place.

Dave Wilding asks to approach the commission and shows them a large map. He orients the commission where the development is sitting on the drawing. He describes that the drawing is to scale. He describes the area for cut and fill. The upper road shows the top of the hill will be taken off. Some of the soil will be hauled off but some will be used as back fill.

Troy Sanders notes that on previous proposals there was a significant amount of grading with a lot of retaining walls to support the lots this is a dramatic decrease in the amount of earthwork that will need to be done.

Dave Wilding explains that wherever there is a road there will be grading and every lot will need some grading. The top of the hill will have to be removed it's about 12 feet. A brief discussion regarding grading for this subdivision took place.

Commissioner DiConza asks him to explain the dust control requirements. Dave explains that the plan is according to state code. For example, if someone is creating dust he has to water it or stop working. Avoid polluting runoff into any streams. The state regulates this well.

7:27:30 PM Vice Chair Shakespear opens up the meeting for the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Commissioner Clint Smith asks Bryn to identify the lot that is being set aside for retention and set to be developed later. Bryn complies.

Commissioner Wade Thompson asks for the drawing discussed tonight to be placed on the website.

Citizen Comments:

Brett Timmons, 7489 W 14900 S resident of High Country he is concerned about the congestion on Rose Canyon Road. He is concerned with developments going further up the canyon. Bryn explains where the city limits are and states that the city has no control over the area past our limits. Brett asks if 7300 West will connect after this subdivision is complete. The answer was no.

Marcia Wendorf, 7049 W 14900 S she is concerned about taking off 12 feet on the top of the hill. Where is the water run off going to run. The developer promised that there would be an ingress and egresses. She describes an issue during that last fire and her concern for future problems. She is concerned about evacuations for this whole area and the traffic on this two lane road. She is very concerned about the environmental impact.

Brian Shellabarger, 8107 W. Country View Lane, he expresses concerns about this development. He describes 2020 vision for the city. He says he's not sure this development will fulfill preserving open space and protect wildlife and native vegetation. He's concerned with fire evacuation in this area. He feels this plan should be rejected.

Brent Gines, 7220 W. Rose Canyon Road, is concerned with the alignment of 7300 West and wonders whether or not the owners will allow the alignment. Bryn says no. Brent is concerned with having two roads side by side. He feels like the owners around this road may not agree. The two roads proposed do not make any sense to him.

Nicole Hale, 7252 W 14100 S, she is happy to see a long meandering road through the subdivision because it might be slower for traffic and she is glad to see the increased green space. She feels that agricultural zoning opens the door to mixed use. She would like the developer to increase the size of at least a few of the lots to a half an acre so they can have horse property and use the horse trails. She describes many areas surrounding this development that are over an acre and feels that it would cause friction. She is concerned with the environmental impact this will have. She's concerned with the usability of her well. She would like to keep the children who walk through this area to use the pond at the Cove safe.

David Hale, 7252 W 14100 S, would like to see more of a buffer for this development instead of going from one acre lots to ¼ acre lots. He is concerned about the impact to the water storage with the grading in this development. Traffic safety is a great concern.

Kevin Bogdono, 14828 S 7560 W, if the dust becomes excessive or a nuisance what will happen, who could he call. Bryn explains that they can call her and she will shut them down.

Lenore Somer, 14828 S 7560 W, she echos the statements that have been made tonight. She agrees with all of them.

Marcia Wendorf, 7049 W 14900 S disagrees with Bryn being able to shut workers down. Bryn explains that she will send out a code enforcement officer to shut them down. Marcia disagrees.

Les Hector, 7346 W Rose Canyon Road wants the money from this subdivision but he doesn't want the neighbors. He feels it's ironic that the people who moved out here never apologized to him when they created tons of dust for him and didn't control their dust. He would project that the people that move in to this subdivision will be complaining about the next development that goes in. These people shouldn't expect an apology.

Patricia Stanko, 15145 S Rose Canyon Road, she agrees with everything said tonight. She's mostly concerned about taking off the top of the hill in this subdivision. How many developments are going to happen in Herriman. She asks if we are "city close, country quiet" or are we going to be a West Valley? She moved here to enjoy quiet and peace and be by herself when she goes home. She doesn't want ¼ acre lots here.

Jim Hawker, 7299 W Rose Canyon Road, he is wondering about the widening of Rose Canyon Road. Bryn explains that it will be an 80 foot road on the north side. Bryn explains they would need to determine where the center of the road is in that area. Jim explains that he owns part of that area. Jim asks if there is a timetable or plan to widen it further. Bryn says no plans today. He also agrees with most of the comments tonight.

Kevin Bogdono, 14828 S 7560 W, asks if the developer didn't widen the road out at this time, would they bond for future widening? Bryn says yes, they would have to pay a fee in law for those improvements.

[7:59:49 PM](#) Vice Chair Shakespear closes public comment.

Commissioner Vice Chair Shakespear asks if environmental would happen after the subdivision. Bryn says yes that is all part of the engineering. If there is environmental issues it will be addressed. Vice Chair Shakespear

asks commission if there are any questions.

Commissioner Smith appreciates resident comments and concerns tonight. He further explains that people have the right to develop and the commission's job is to make sure they develop the land in a responsible way and in the way the city has set for them to develop responsibly. There is much to consider with this proposal. He feels it's positive that the number of lots have been reduced and reducing the amount of grading. He does have a few questions for city engineering and city staff.

Dave Wilding, Wilding Engineering, tries to address some of the concerns. He reminds commission and residents here that these people developing this land are residents too. He explains that they have responsibly addressed all the staff's concerns. He had to make changes for the fire department. There are two accesses out of this development as required. The won't be enough water used for dust control for their to be run off. Bryn can act as the authority to control the dust mitigation plan. We have done many subdivisions like this and have successfully controlled these things responsibly. He asks for approval of a preliminary plat tonight.

Brent Gines, 7220 W. Rose Canyon Road asks about taking the top off the hill. How much more would they have to take it down to get proper line of sight? Augusto comments that the maximum was 45 feet and now we are reducing it to 12 feet due to additional calculations from Mark Jensen. This is one third of what it was before. This will be used as cut and fill.

Dave Wilding adds a response to the concern of the two roads being side by side. Gail Williams would be very happy to not have 7300 West be on her property. In order for the road to be built, it will have to be cut down about 10-12 feet where it goes through her property in order to make the grades on 7300 W. He further explains that 7300 W will be low and the other road will be up top to cut down on traffic and noise.

Commissioner Shakespear asks commission for comments or questions.

Commissioner Smith comments that fencing and trails have some issues that need to be addressed.

Commissioner Burkinshaw wants to go look at the property again to evaluate the open space to see if there is a spot for parks and trails.

Steve Hunsaker, resident of Rose Canyon, asks the commission to look at their conscience and see what this means to you and what does this stand for. What is your legacy on this.

Commissioner Clint Smith **MOVES** to continue these two items to the next scheduled meeting on June 19.

He notes that there will not be additional notices sent out to surrounding properties.

Commissioner Tony DiConza **SECONDED** the motion.

Vice Chair Shakespear asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.3 **23C14** – Jedsco, LLC – 7300 W Rose Canyon Road – Proposed Planned Unit Development (PUD) of 59 Single Family Lots – Acres: 32 – Zone: A-.25 – Units: 59

Commissioner Clint Smith **MOVES** to continue these two items to the next scheduled meeting on June 19.

He notes that there will not be additional notices sent out to surrounding properties.

Commissioner Tony DiConza **SECONDED** the motion.
Vice Chair Shakespear asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.4 [8:16:12 PM](#) **02G14** – Herriman City – Parks Master Plan – (*HEARING*)

Commissioner Smith responded to a resident question that commission will allow public comment at the next meeting on the above items if there are significant changes.

Bryn explains that there are updates to the parks master plan due to the annexation. Transportation Storm Drain and Water will be coming before the commission shortly. Landmark Design has been working on this plan and Jan Striefel will address the commission.

Jan Striefel with Landmark Design explains the process that has taken place to make changes to this plan. She received 400 comments and analyzed 385 of those comments. She feels that she has a lot of response to consider. Jan summarized and reviewed the internet results by hitting the highlights and describing how they addressed community comments.

Commissioner Clint Smith expresses that he's not surprised by the overall response; however, he is surprised by the comment that residents were okay with raising the park fee to accomplish their desires.

Jan notes that this is not a statistically valid survey it was just an informal internet survey. She does feel comfortable with the responses she received that she is hearing what the community wants.

Commissioner Wade Thompson asks for amounts of those who took the survey. Jan responds that about 415 were received and she analyzed 385.

Commissioner Jeramy Burkinshaw expresses that he felt this was very valuable and felt that the commission should push developers for these things.

A brief discussion of the results took place between the commission, Jan and staff.

[8:45:00 PM](#) Vice Chair Shakespear opens up the meeting for the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

David Watts, 14461 S Windom Road, he spoke regarding the retention pond on Sunbloom and Rosecrest. Blackridge is the only park that serves this development. He would like a park within walking distance. Bryn shows pictures and maps showing the area. He requests that this pond be added to the park master and submit it to the council. He is requesting grass here so that kids could run around and kick/throw a ball. Bryn stated that the city received 13 emails requesting this area be a park. He represents a couple dozen residents requesting this area be a park. He is requesting green space and would love a playground but that's not what they are requesting. This would serve Rosecrest Village and Boulders.

Commission Tony DiConza says he's seen this park fill up with water very fast. Bryn McCarty expresses that

engineering would have to look at that. Commissioner Wade Thompson says he has a park that is a detention pond that is well used as a park. David Watts explains that they are already beautifying this area and they are asking the city to beautify this area too.

Commissioner Clint Smith expresses a concern regarding parking in this area.

The commission concensus was that they are in favor of supporting this area being on the parks master plan.

Dave Hale, 7252 W 14100 S, expresses that likes this idea. He asks if Herriman has a master trail plan. He'd like more connectivity. The response was that there is a Healthy Herriman committee tasked with connecting the trails.

Commissioner Wade Thompson **MOVES** to approve this item and a recommendation that the detention on Sunbloom and Rosecrest be considered as a small park and recommendation of adoption to the city council.

Commissioner Clint Smith **SECONDED** the motion.

Vice Chair Shakespear asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.5 [9:03:16 PM](#) **10Z14** – Herriman City – Text Change to the Planned Unit Development Ordinance (*HEARING*)

Bryn orients the commission regarding this text change to the PUD ordinance. The text change would say that a PUD can only do single family attached or detached. If a PUD wants to do apartments the zoning would have to be changed to RM. This gives the commission an extra level of control. Bryn expresses that she wants Glen Graham to review the wording before presenting it to the council, however, she is asking for recommendation to the council.

[9:05:33 PM](#) Vice Chair Shakespear opens up the meeting for the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

David Watts, 14461 S Windom Road, supports this and thinks it's a great idea.

The consensus from the commission was that they are in support for this change.

[9:08:08 PM](#) Vice Chair Shakespear closes public comment.

Commissioner Tony DiConza **MOVES** to approve this item and recommendation to City Council.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Vice Chair Shakespear asks for a vote. The vote is as follows:

Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes

Commissioner Jeramy Burkinshaw Yes

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

4. **ADJOURNMENT:**

Vice Chair Shakespear calls for a motion to adjourn.

Commissioner Clint Smith **MOVES** to adjourn the meeting at 9:09:23 PM

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Thursday, **June 12, 2014** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **June 19, 2014** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 5, 2014. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, Deputy Recorder